

EISENHOWER WEST/ LANDMARK VAN DORN *IMPLEMENTATION* Advisory Group

13 September 2016



Meeting Agenda

- Welcome and Overview
- Advisory Group Mission & Introductions
- Overview of Small Area Plans
 - Landmark Van Dorn Corridor Plan
 - Eisenhower West
- Upcoming Projects, Studies & Development Overview
- Next Steps & Questions



Public Meeting Ground Rules

- Treat each other with respect.
- Only one person speaks at a time.
- Give everyone a chance to participate equally; avoid dominating.
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences.
- Ask for clarification, don't assume you know what someone means.
- Do not characterize other people's views in or outside a group's meetings.
- Turn off or silence all cell phones and mobile devices.



EW/LMVD Advisory Group Members

- Mindy Lyle, Chair (Planning Commission)
- William Harris (Alexandria Housing Affordability Advisory Committee)
- Judy Coleman (Park & Recreation Commission)
- Jake Jakubek (Transportation Commission)
- Tyler Orton (Environmental Policy Commission)
- Uche Akobundu (Resident Representative)
- Sheela Bykadi (Resident Representative)
- Jim Durham (Resident Representative)
- Arthur Impastato (Resident Representative)
- Grace Unangst (Resident Representative)
- Agnès Artemel (Business Representative)
- Jacob Bedingfield (Business Representative)
- Dak Hardwick (Business Representative)
- Ken Wire (Business Representative)



First, Tell Us About You!

- Name
- Who do you represent?
- Why are you interested in this group?
- Is there one thing you would like us to know about you that is not on your resume?



Why are you here?

City Council Resolution #2717

- City Council adopted the Landmark/Van Dorn Corridor Plan in 2009 and the Eisenhower West Small Area Plan in 2015
- City Council wishes to continue to gain the advice of community members representing a variety of interests in the implementation of these Plans
- Both Plans recommend the formation of an advisory group



What is your charge?

City Council Resolution #2717

- **Mission:**

To advise City staff on the infrastructure and funding plan and related follow up studies as outlined in the Eisenhower West Small Area Plan and Landmark Van Dorn Corridor Plan.

- **Function:**

To review, discuss, and develop guidance to City staff with regard to the action items identified in the Eisenhower West and Landmark/Van Dorn Plans, including an infrastructure and funding plan and other relevant studies, as well as monitoring development to ensure that public amenities are provided.



What is expected of you?

City Council Resolution #2717

- Support the City's community engagement and outreach efforts by:
 - 1) Providing updates on the status and progress of the planning activities and tasks to their respective commissions, boards, and organizations, in addition to community residents at-large
 - 2) Speaking on behalf of those groups and communicating their interests in this process
- Attend and participate fully in all Advisory Group meetings, in addition to attending work sessions and public hearings of the Planning Commission and City Council. If unable to attend, members are encouraged to notify staff in advance and provide comments on meeting materials in a timely manner.



Meeting Details

City Council Resolution #2717

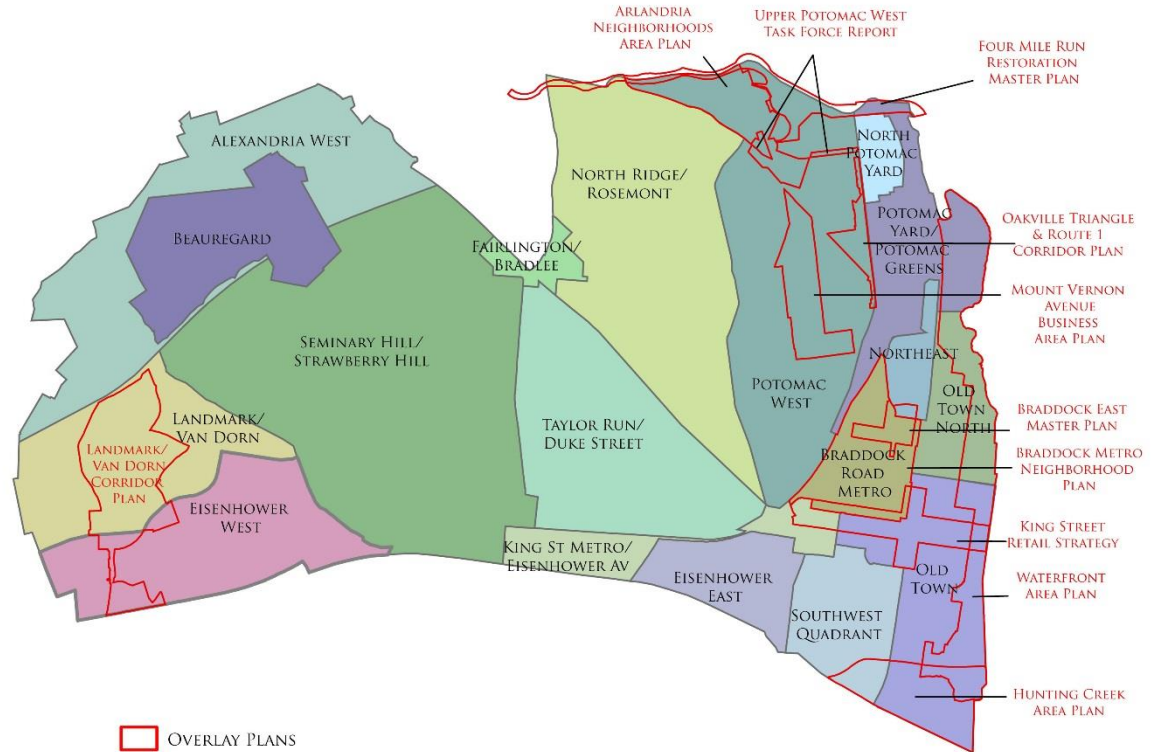
- That pursuant to City Code Section 2-4-8, the Advisory Group shall meet on an ad hoc basis as needed for the period of 12 months, with up to an additional 24 months if needed for completion of their stated tasks as defined herein, unless otherwise extended by City Council.
- Locations will vary throughout the plan areas.



Overview of Small Area Plans

CITY OF ALEXANDRIA, VIRGINIA MASTER PLAN

- Landmark/
Van Dorn
Corridor
- Eisenhower
West

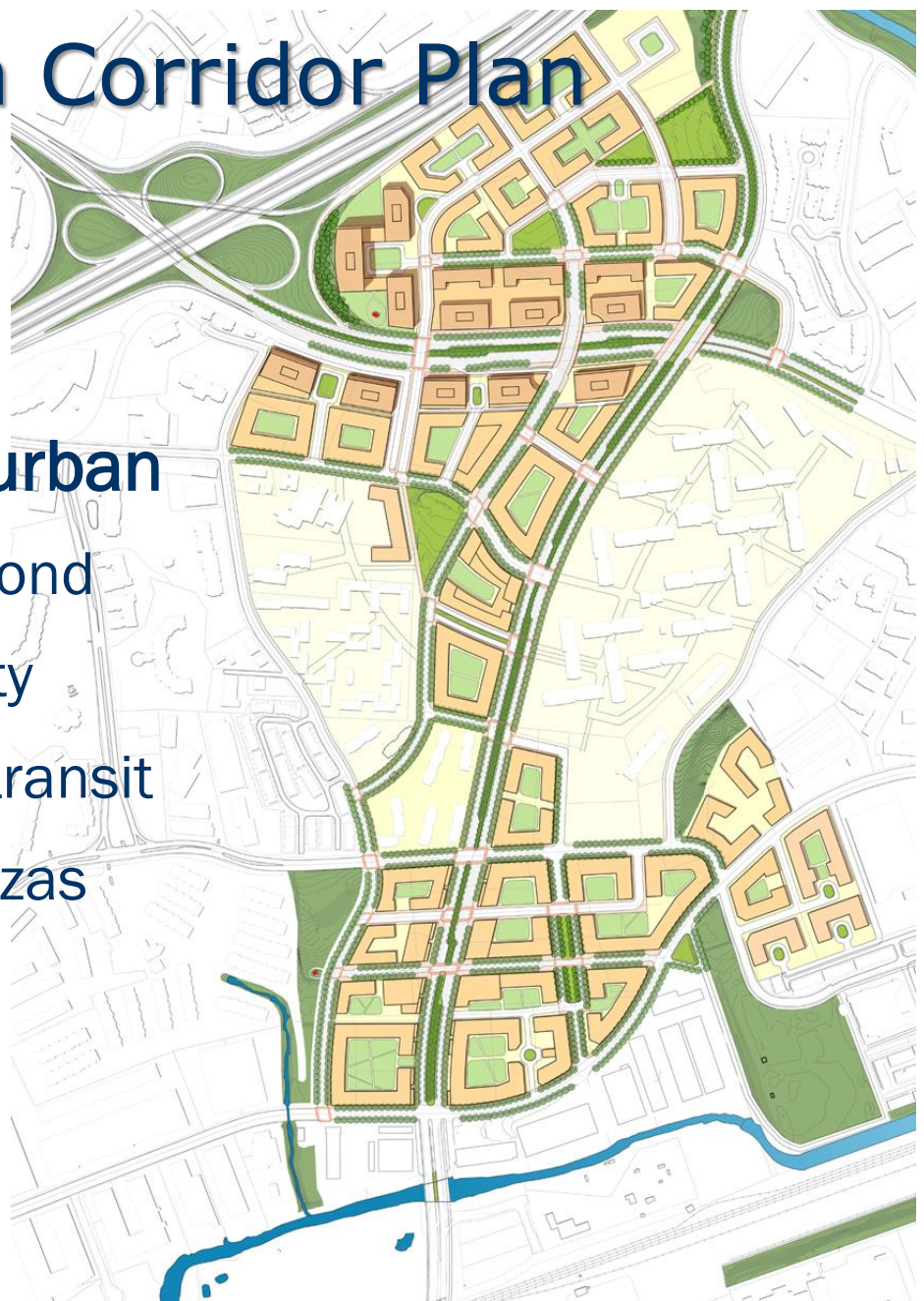


Plans identified with red boundaries signify overlay plans. Overlay plans are supplemental plans and amendments to existing Small Area Plans. Properties located within the boundaries are subject to the requirements and regulations per the overlay plan. If the overlay plan is silent to or does not address a specific issue or topic, the underlying Small Area Plan applies.

Landmark/Van Dorn Corridor Plan (2009)

Goals: From suburban to urban

- Transform the mall and beyond
- Emphasize local connectivity
- Leverage greatly improved transit
- Create urban parks and plazas
- Phase implementation



Land Use Strategy

- Maximize office where the market will support it
- Provide retail and hotel to support office and meet community needs
- Permit sufficient housing to ensure redevelopment is feasible and succeeds over the long term
- Constrain overall development potential by transportation capacity



Implementation Phasing

- Phase I: Catalyst
 - Lower Developer Contributions
- Phase II: Choice Location
 - 750,000 SF of Mixed Use (no more than 50% residential)
 - Increasing requirements for developer contributions
- Phase III: Dedicated Transit Line
 - Increased transit service (West End Transitway, Corridor C)
 - Reduced development costs due to reduced parking needs



West End Town Center

An aerial map of the West End Town Center. The map shows a grid of streets with various building footprints in shades of orange and yellow. Green spaces, including parks and tree-lined streets, are interspersed throughout the development. A prominent diagonal road runs through the center of the map. The overall layout suggests a mix of commercial and residential uses.

- FAR: minimum 2.0 maximum 2.5
- 70% non-residential
- 8.7 million sf on 82 acres
- at least 3.7 million sf office
- at least 1.0 million sf retail
- 800,000 sf hotel
- residential:
 - min: 1.2 million sf
 - max: 3.1 million sf



VAN DORN PLAZA

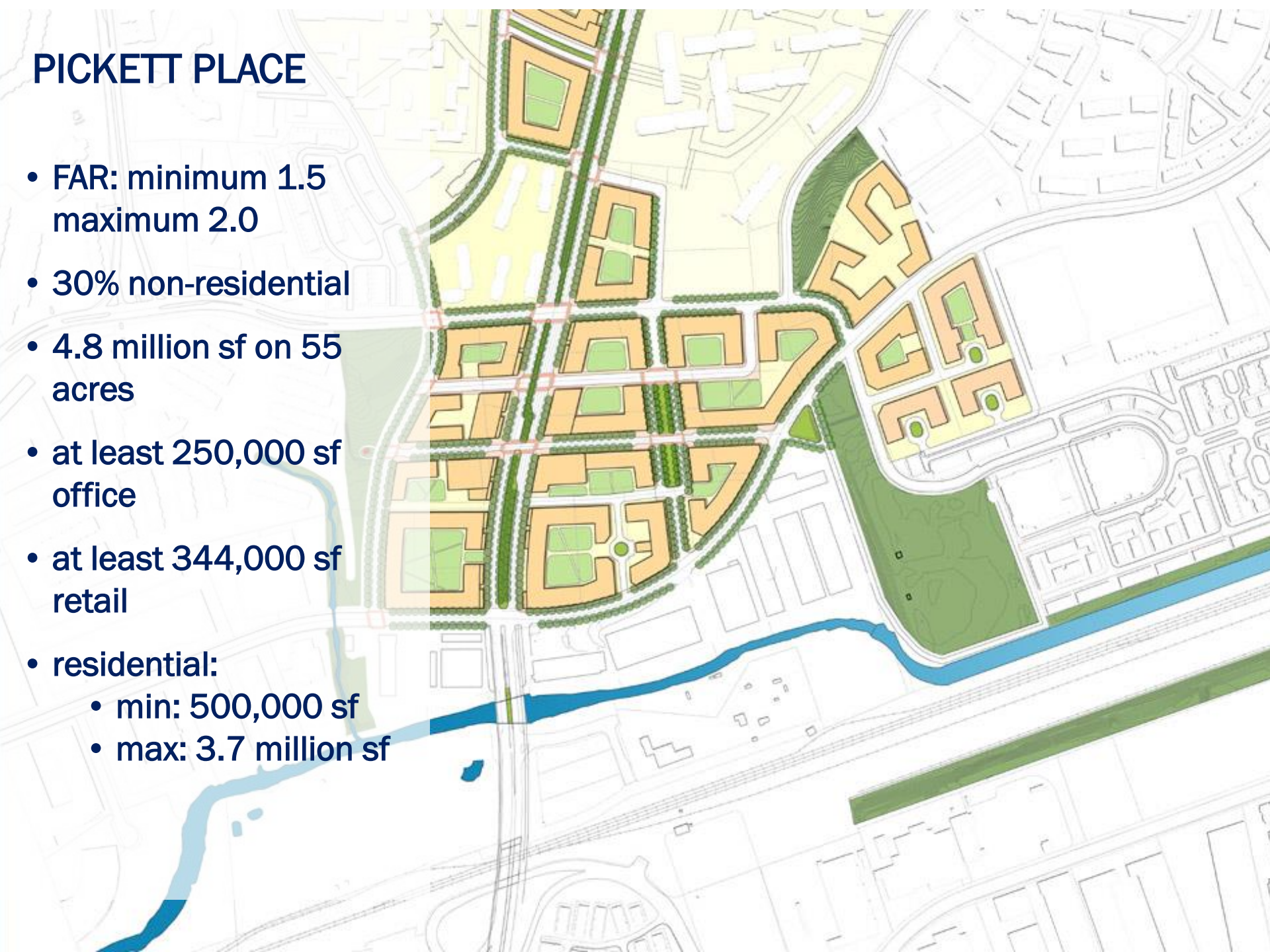
- Redevelop @ 2.0 FAR
- New high street park

EXISTING RESIDENTIAL DEVELOPMENT

- Plan does not encourage redevelopment of existing residential development
- Not recommended for increased density
- Phase developer contributions to affordable housing

PICKETT PLACE

- FAR: minimum 1.5
maximum 2.0
- 30% non-residential
- 4.8 million sf on 55
acres
- at least 250,000 sf
office
- at least 344,000 sf
retail
- residential:
 - min: 500,000 sf
 - max: 3.7 million sf



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Goals

Creating, over time, a vibrant, sustainable, connected, transit-oriented community that contributes to the City's economic development goals while providing opportunities for living, working, learning, and recreating.



1. Eisenhower West will be an integral part of the City's Eisenhower Valley economic engine in which economic development and employment opportunities are maintained and promoted by capitalizing on the Van Dorn Metrorail Station, proximity to the Capital Beltway, and the opportunity provided by the presence of large land holdings.



2. Eisenhower West will have a vibrant mix of uses achieved through phased implementation, including a mix of residential and employment opportunities, and the new mix of uses are able to co-exist with industrial uses remaining in the area long term.



3. Eisenhower West will be a transit-oriented community, with density focused around transit nodes and corridors.



4. Eisenhower West will have safe, efficient, and linked pedestrian, bicycle, transit, and vehicular mobility thereby providing better access locally and citywide to the future amenities of the area.



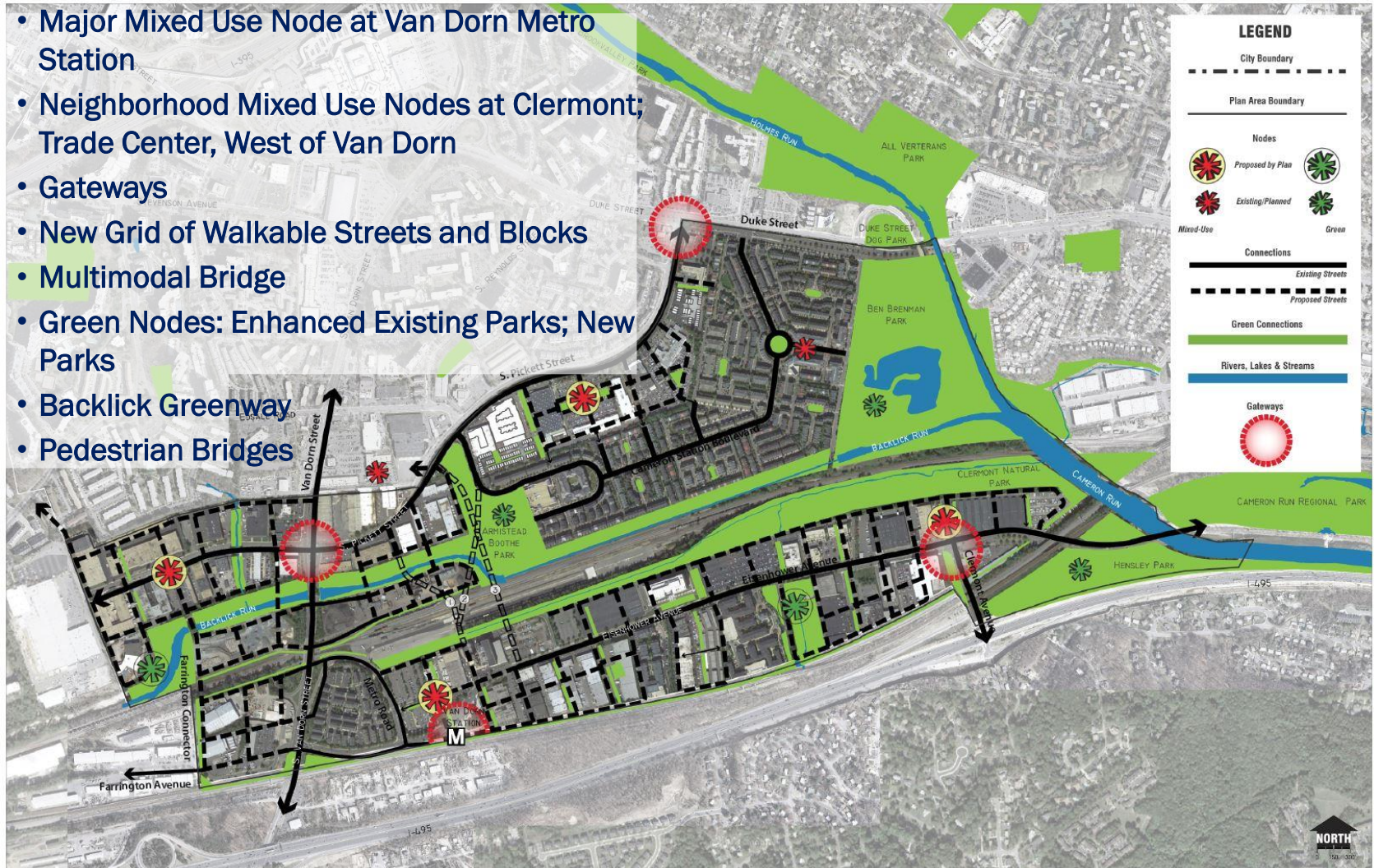
5. Eisenhower West will be more pedestrian-friendly by humanizing Van Dorn Street, Pickett Street, and Eisenhower Avenue so that they become safer for pedestrians and more attractive to residents and shoppers.



6. Eisenhower West will have a connected, accessible, and identifiable park and open space system that serves local and citywide recreational needs.

Concept

- Eisenhower Avenue as a Great Street
- Major Mixed Use Node at Van Dorn Metro Station
- Neighborhood Mixed Use Nodes at Clermont; Trade Center, West of Van Dorn
- Gateways
- New Grid of Walkable Streets and Blocks
- Multimodal Bridge
- Green Nodes: Enhanced Existing Parks; New Parks
- Backlick Greenway
- Pedestrian Bridges



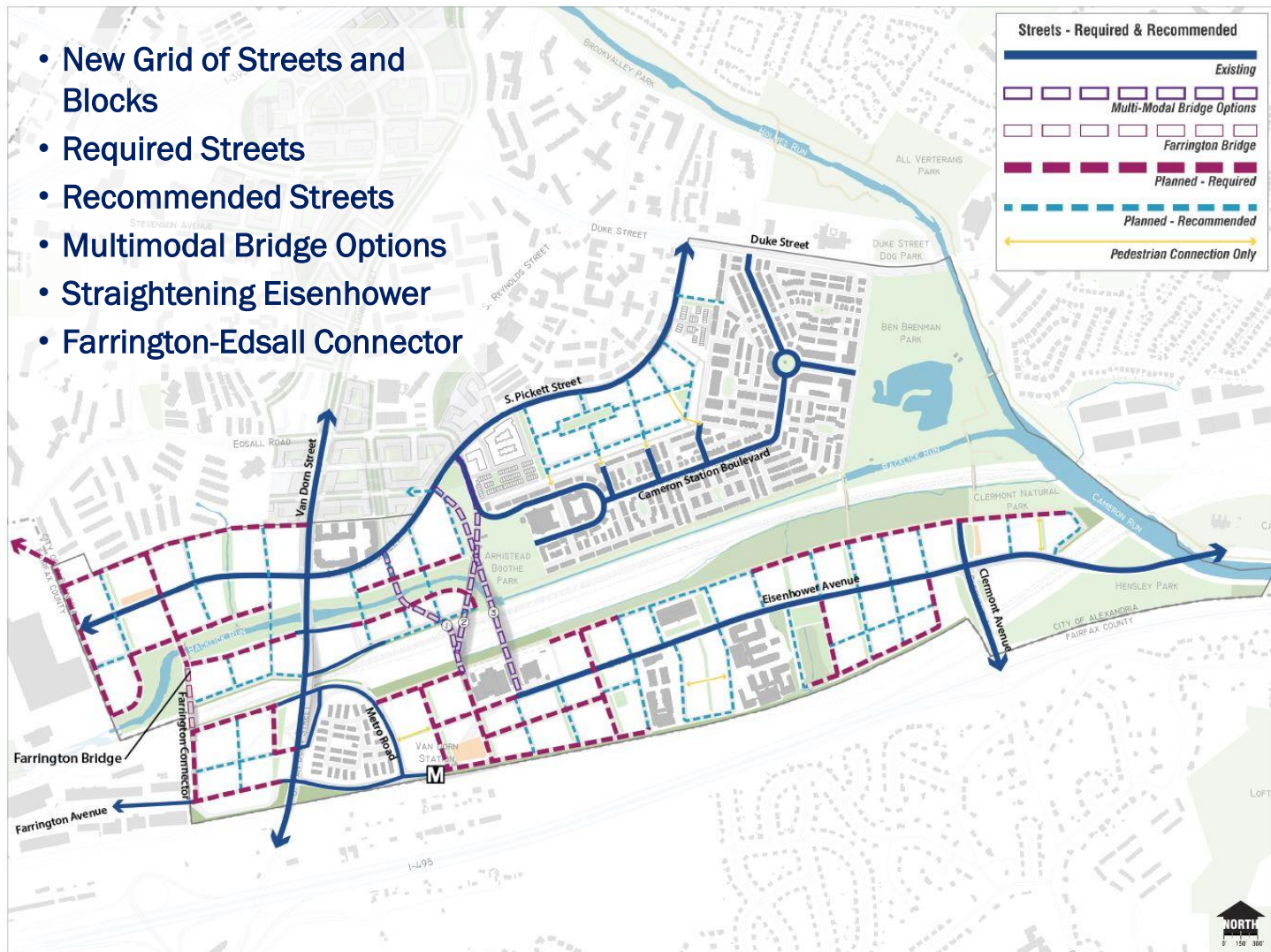
Land Use

- Mixed Use
- Neighborhood Retail
- Office and Institutional
- Multifamily Residential with Affordable Housing
- Production Wholesale Repair/Flex
- Civic and Community Facilities



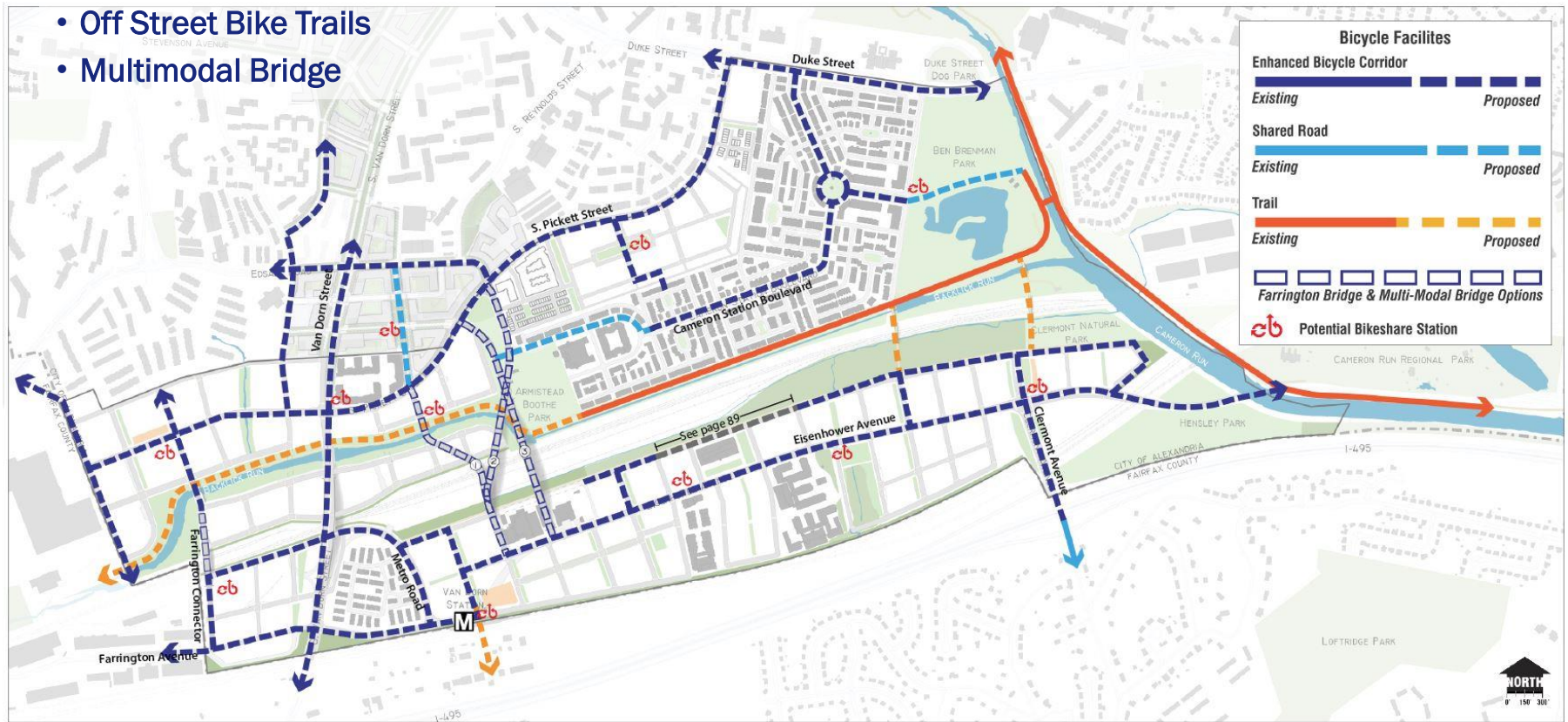
Streets

- New Grid of Streets and Blocks
- Required Streets
- Recommended Streets
- Multimodal Bridge Options
- Straightening Eisenhower
- Farrington-Edsall Connector



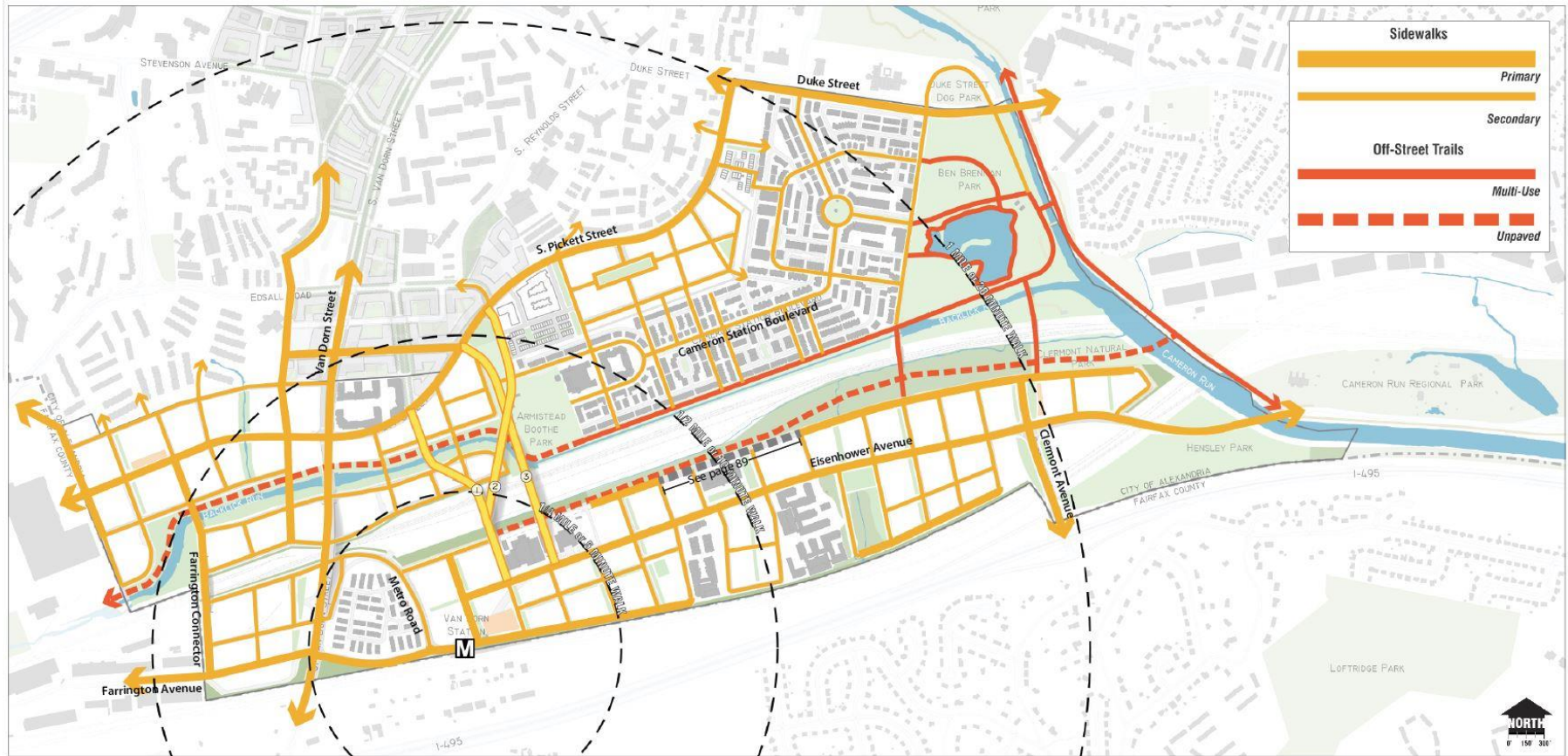
Bike Enhancements

- Enhanced Bike Corridors and Shared Roads
- Off Street Bike Trails
- Multimodal Bridge



Pedestrian Network

- Sidewalks
- Off-street trails



Multi-modal Bridge Options

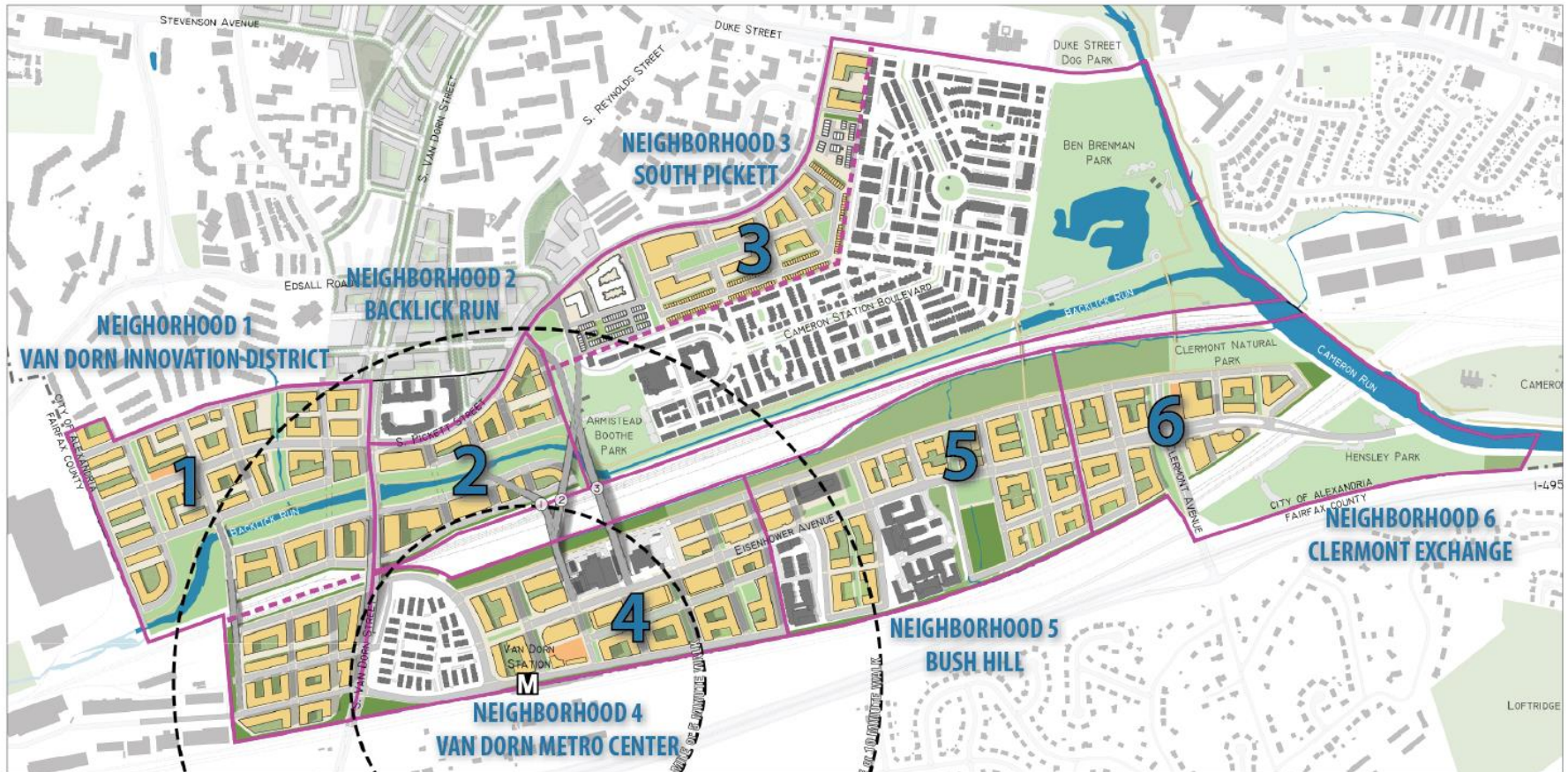


Parks & Open Space

- Enhancements to Existing Parks
- New Parks and Green Spaces
- Pedestrian and Bike Trails
- Green Connections
- Placemaking Elements
- Potential Expansion of Clermont Natural Park
- Backlick Run Greenway



Neighborhoods



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Implementation

- Establish the 6 neighborhoods by beginning with mixed-use residential development
- Capitalize on recent interest in commercial development near the Metro
- Encourage mixed-use industrial and innovation uses to re-focus existing industrial uses and diversify the employment base
- Coordinate park and open space planning to accelerate development
- Allow interim uses to catalyze retail development
- Draft an infrastructure and funding plan to refine phasing and funding of plan vision
- Explore zoning options and tools including CDDs, TDRs, TIFs, and PPPs to incentivize desired development
- Establish an advisory group for implementing both Plans



Action Items

- Detailed Air Modeling Analysis near Van Dorn Metrorail Station
- Infrastructure & Funding Plan (including the Landmark/Van Dorn Corridor Plan area)
- Analysis with Norfolk Southern on Bridge Crossings
- Backlick Run Restoration Master Plan
- Combined heat study
- Reclaimed Water Study
- Recreation Center/School Site Analysis (options for co-location of affordable housing or mixed-income assisted living)
- Open Space Fund and Related Contribution Formulas



Upcoming Projects & Studies

- Air Quality Analysis
- Infrastructure Plan
- Development Overview



Air Quality Modeling & Analysis

Objective

- Determine maximum air-quality-compliant heights for buildings planned for Van Dorn Metro Center neighborhood within the EW SAP
 - Preliminary air quality modeling results revealed possible concerns with future construction of tall buildings near the Covanta plant

Deliverables

- Determine maximum heights for which air quality at all building levels is in compliance
- Investigate technically feasible mitigation options and re-evaluate maximum heights

Schedule

- Project will start early in October with target completion date by mid January 2017

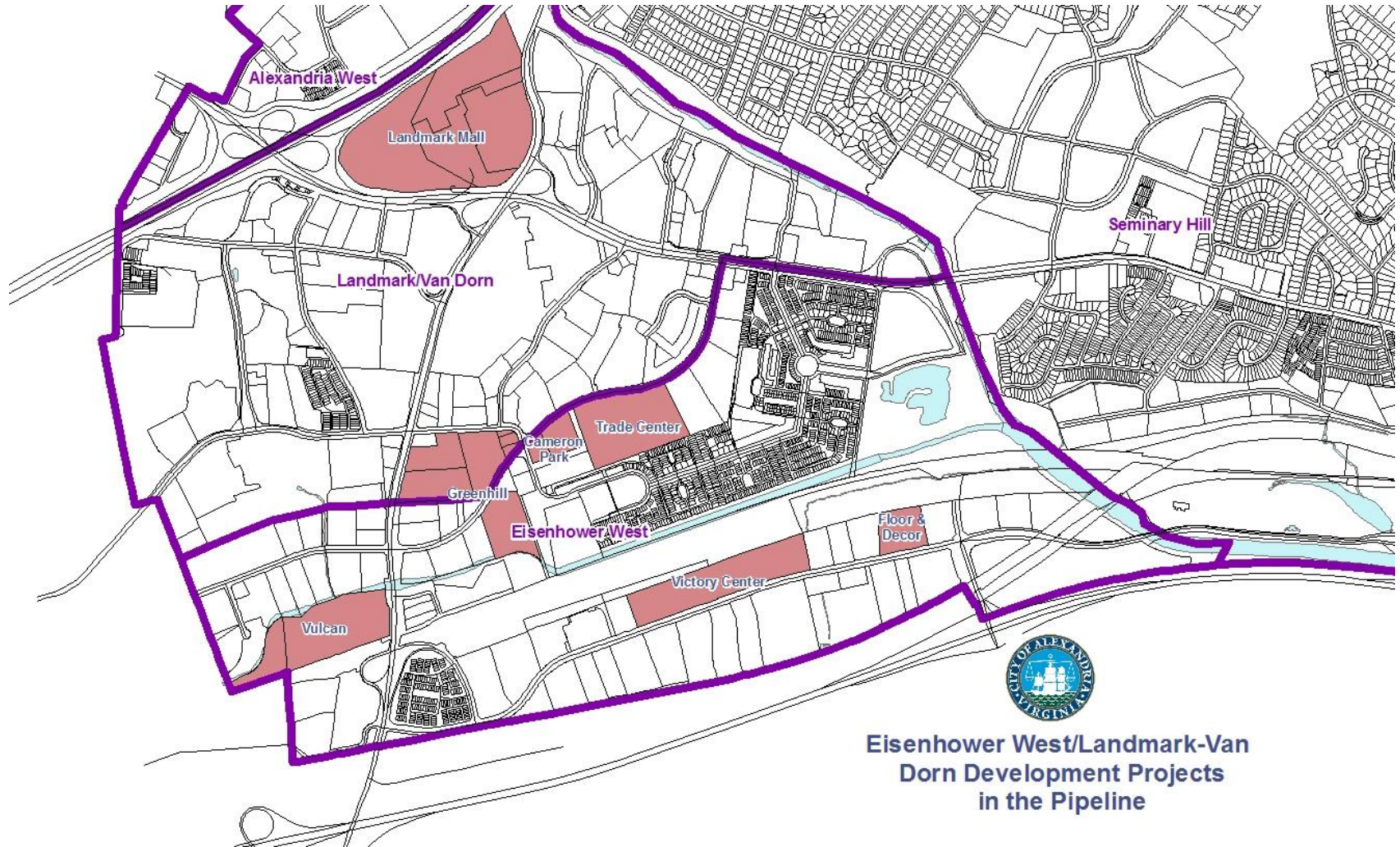


Infrastructure Plan

- Perform analysis to facilitate coordination and efficient use of resources
- Concept plan to include utilities, required and planned streets, stormwater improvements, sewer upgrades
- Scope of work currently in development
- Notice to Proceed anticipated Spring 2017



Development Overview



Next Steps & Questions

- Next Meeting: November TBD

